

BRAC Pre-Proposal Workshop for Schroeder Hall Army Reserve Center



Wednesday, August 16, 2006
Schroeder Hall Army Reserve Center
3800 E. Willow Street



BRAC Workshop - Agenda

1. Greeting and Staff Introduction

- Amy J. Bodek, City of Long Beach, Community Development Department
- Bryant Monroe, Department of Defense, Office of Economic Adjustment
- Joseph Moscariello, (Col Ret), Department of the Army, Base Transition Coordinator
- Robert Lepianka, Department of the Army, Headquarters, BRAC

2. Site Overview

- Amy J. Bodek, City of Long Beach, Community Development Department

3. Overview of the Base Reuse Planning Process

- Amy J. Bodek, City of Long Beach, Community Development Department
- Bryant Monroe, Department of Defense, Office of Economic Adjustment

4. Notice of Interest Submission Requirements

- Amy J. Bodek, City of Long Beach, Community Development Department

5. Questions

- Amy J. Bodek, City of Long Beach, Community Development Department
- Bryant Monroe, Department of Defense, Office of Economic Adjustment

6. Optional Tour of Facility



BRAC Workshop Webpage

http://www.longbeach.gov/cd/project_development/

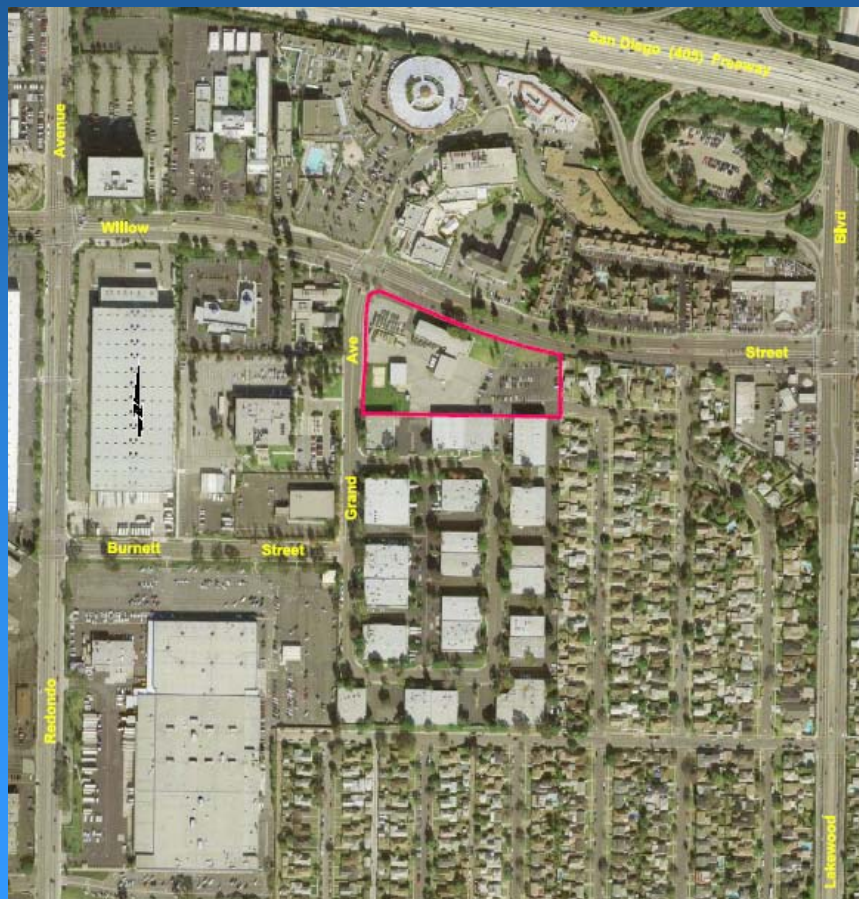
- Under the *Projects* option choose *Schroeder Hall*.
- The Schroeder Hall webpage provides up-to-date information on the reuse planning efforts along with:
 - Maps and floor plans
 - Environmental documents
 - Related Strategic Plans
 - Information Packet



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Site Vicinity

- Light Industrial to the south and west.
- Institutional & Hotel/Conference Center to the north.
- Single-Family Residential to the east and southeast.



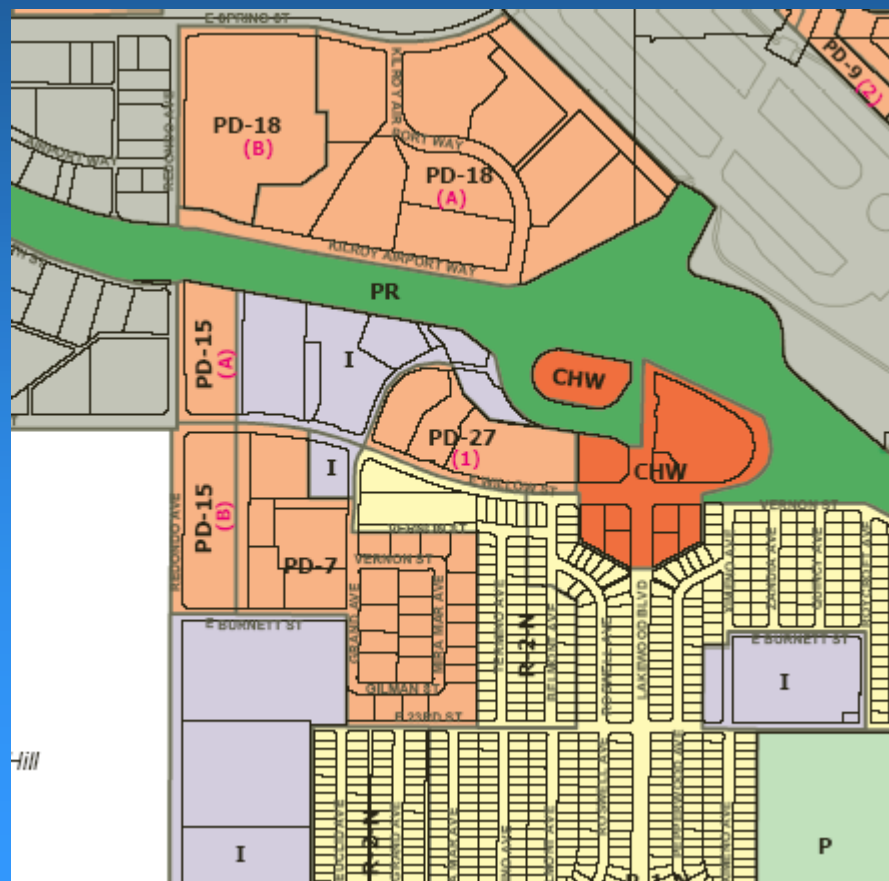


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Site Overview

Current Zoning

- Site zoned as R-2-N, allowing for single family residential and duplexes.
- Surrounding zoning includes residential, institutional and light industrial designations.





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Current Site Facilities

- 5.5 Acre Site (4.85 per APN)
- 2-story administrative building constructed in 1960.
- Maintenance shop constructed in 1960.
- Vehicle wash rack.
- Volleyball/Recreational Area.
- Parking/Paved Areas





Base Reuse Process Homeless Component

Presented by: Bryant Monroe
Office of Economic Adjustment
Department of Defense
www.oea.gov



Presentation Overview

- Statute
- Process Overview
- Key Elements
- HUD Review
- Resources for the Homeless
- Information Resources



Background: Statute

- The Base Closure Community Redevelopment and Homeless Assistance Act of 1994 (the Redevelopment Act)
- NOT McKinney Vento (Title V)



Background: Statute

- The City (Designated Local Redevelopment Authority) is responsible for developing a reuse plan that appropriately balances the needs of the community for economic redevelopment, other development and homeless assistance.



Process Overview

1. LRA solicits Notices of Interest from homeless providers via advertisement, base tour, outreach to list of known providers. (Summer, 2006)
2. Providers respond with Notices of Interest (Summer/Fall 2006)
3. Community consults with interested providers in planning process. (Fall, 2006 – Summer, 2007)



Process Overview

4. LRA prepares redevelopment plan which indicates support or non-support for buildings, property or funding to be made available to requesting homeless providers. (Fall, 2006 – Summer, 2007)
5. LRA submits redevelopment plan and homeless submission to HUD for review. (Summer/Fall 2007)



Key Elements

- Timeframe for Outreach for Notices of Interest

NOTE: Statute requires:

- *minimum of 90 days*
- *maximum of 180 days*



Key Elements

- LRA determines which homeless provider requests will be included in the reuse, and (if necessary) those not included.

NOTE: Statute requires LRA to balance the needs of the homeless and economic development needs, and determine what accommodations will be provided for the homeless.



HUD Review

- Within 60 days of submission of a complete application, HUD notifies Military Department and LRA of its determination (acceptable or deficient).
- Military Department takes HUD determination, and completes process for disposal of property.



HUD Review Considerations

Does the plan:

- Consider the size and nature of the homeless population in the vicinity of the installation.
- Show evidence of having consulted with homeless assistance providers.
- Specify how buildings, property, etc will become available for homeless assistance (legally binding agreements).



HUD Review Considerations

Does the plan:

- Consider the economic impact of the proposed homeless assistance on communities in the vicinity of the installation.
- Balance the needs for economic and other development with the needs of the homeless for the communities in the vicinity of the installation.



Resources Made Available to the Homeless

- Real property (on/off base)
- Buildings (on/off base)
- Personal property (if applicable)
 - Beds/furnishings/computers/etc
 - Vehicles
 - Machinery and equipment
- Funding or other off-site accommodations



Resource Materials

- Revised HUD Guidebook on Military Base Reuse and Homeless Assistance
 - Overview of Process
 - Roles of Key Participants
- Base Redevelopment and Realignment Manual, Chapter 5 “Real Property Disposal”



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Significant Dates

- **November 9, 2005**, BRAC list becomes law. Federal agencies had 60 days following this date to apply for interest in BRAC properties.
- **May 23, 2006**, City of Long Beach recognized by the DOD, through the OEA, as the LRA.
- **May 31, 2006**, notice of this status is published in the Federal Register.
- **June 26, 2006**, the City, acting as the LRA, publishes the Notice of availability of the surplus property and solicitation for Notices of Interest (NOIs) from homeless assistance providers and State and local governments in the Press-Telegram.
- **December 15, 2006**, Due date for NOI submission. City of Long Beach chooses 172-day solicitation period



BRAC Workshop Additional Outreach

- In addition to the statutorily required outreach, including this August 16, 2006, workshop, the City proposes additional outreach, to include:
 - Ad-hoc Citizen Advisory Committee representing various community interests.
 - Outreach to homeless assistance providers assisted by the Long Beach Department of Health and Human Services.
 - Consideration of public benefit transfers.
 - Facilitated community workshops to solicit community feedback on the submitted NOIs and public benefit transfers.
 - Dedicated Schroeder Hall website.



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NOI Submission

- **ALL NOI SUBMISSIONS ARE DUE DECEMBER 15, 2006.**
- Homeless Service Providers – NOI may be submitted by any State or local government agency, or private nonprofit organization that proposes to provide services to homeless persons and/or families residing in the City of Long Beach.
- A general idea of submission requirements can be found in the June 26, 2006, Notice of Availability and Solicitation published in the Press-Telegram. This Notice is also available in your information packet and online.
- HUD encourages collaboration among homeless service providers throughout the process.
- **More specific NOI submission requirements will be made available the second week of September.**



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NOI Submission

Public Benefit Conveyances:

- Entities seeking a public benefit conveyance, other than a homeless assistance conveyance, need to seek sponsorship from an applicable Federal agency.
 - National Parks Service
 - U.S. Dept. of Education
 - Dept. of Health and Human Services
 - U.S. Dept. of Justice
 - Dept. of Housing and Urban Development
 - Federal Emergency Management Agency
- Some public benefit uses are already approved and do not require sponsorship; non-federal correctional facilities, local law enforcement facilities, emergency management response, wildlife conservation, historic preservation, airport facilities, and power transmission lines.



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NOI Submission

Private use submissions:

- For profit developers, and those not fitting into the Homeless Assistance and Public Benefit Conveyance categories, who are interested in the development of the Schroeder Hall site may submit NOIs.
- Must be prepared to pay fair market value at the time of transfer, which is estimated to be 2011 or when a replacement facility is built.



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Strategic Guidance

- The City of Long Beach will use several strategic documents in assessing the NOIs submitted for consideration. These documents include, but are not limited to:
 - Strategic Plan
 - General Plan
 - Jobs and Business Strategy
 - 10 Year Plan to End Homelessness
 - Consolidated Plan



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What next?

- Check back on the webpage often.
- Make sure you have properly registered for future mailings.
- Do your due diligence. Review the environmental information on the website.
- Comply with the NOI Submission guidelines to be provided the second week of September.
- Please indicate to us if you would like to make your contact information publicly available to those who are interested in collaborating with other homeless service providers in the preparation of a joint submission.
- When preparing your NOIs, please consider this property will not be transferred until 2011 or when a replacement facility is built.

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Questions?



Tours of Schroeder Hall